MEPNN Supplier Scouting Opportunity Synopsis

Section 1: General Information

Scouting Number	2025-327
Item to be Scouted	BABA Compliant Fire Alarm Systems
Days to be scouted	26
Response Due By	09/29/2025
Description	BABA Compliant: Emergency Responder Radio System Except as modified by governing codes comply with the latest applicable

Section 2: Technical Information

Type of supplier being sought	Other
Details	BABAA-compliant self-certified manufacturers
Reason	BABA
Describe the manufacturing processes (elaborate to provide as much detail as possible)	Domestic components in each of the BABAA compliant manufactured products must exceed 55% of the total component cost and be assembled in the United States.
Provide dimensions / size / tolerances / performance specifications for the item	See attached specs and mechanical schedule for more information.
List required materials needed to make the product, including materials of product components	See attached specs and mechanical schedule for more information.
Are there applicable certification requirements?	Yes
Details	Build America, Buy America Act (BABAA) compliant
Are there applicable regulations?	Yes
Details	Must be able to submit BABAA manufactured product self-certification manufactured product letter that details a compliant product.
Are there any other stndards, requirements, etc.?	No
Additional Technical Comments	See attached specs and mechanical schedule for more information.

1. The Fire alarm and Detection System must meet the requirements of local jurisdictions and governing bodies.
2. NEC
3. NFPA 72
4. Americans with Disabilities Act, 1990.
5. IBC
6. IEC
Colorado

Section 4: Business Information

Estimated potential business volume	TBD post selection. Cost should be the best available, and cannot increase the project cost by 25%.
Estimated target price / unit cost information (if unavailable explain)	TBD post selection. Cost should be the best available, and cannot increase the project cost by 25%.
When is it needed by?	Q1 2026
Describe packaging requirements	Must arrive undamaged
Where will this item be shipped?	Colorado

Additional Comments

Is there other information you would like to include?	Nationwide Search Provide written documentation in response to the Supplier Scouting request of being a current Build America Buy America Act Fire Alarm Systems manufacturer with experience in manufacturing the system components, meeting the product performance requirements. Information on BABAA compliance requirements can be found at the Made in America Office link https://www.madeinamerica.gov/.

SECTION 28 3100 - FIRE ALARM SYSTEM (CONTRACTOR DESIGN)

PART 1 – GENERAL

1.1 WORK INCLUDED

A. System design requirements.

B. Provide and install a complete addressable fire alarm and detection system meeting all code and local jurisdictional requirements.

C. Fire Department radio amplification system with UPS back-up.

D. Coordination with the Fire Protection Contractor for flow and tamper switches, outside horn/strobe, air compressors etc.

E. Provide a complete Dwelling Unit detection and alarm system in each apartment per code and local jurisdictional requirements.

1.2 DESIGN REQUIREMENTS

A. The fire alarm system shall meet all code requirements plus local jurisdiction requirements. Contractor shall contact local jurisdiction to ensure all requirements are met.

B. Provide initiating devices per code and per local jurisdictional requirements (including Retail Spaces).

C. Provide indicating devices per code and per local jurisdictional requirements (including Retail Spaces).
   1. Include system horns in all dwelling units. Locations as required by code and local jurisdictional requirements.
   2. Include system strobes in all accessible and ADA dwelling units (refer to Architecturals for location of these units). Locations as required by code and local jurisdictional requirements.

D. Per IBC/IFC all dwelling units and sleeping units shall be provided with the capability to support visible alarm notification appliances in accordance with ICC A117.1. This requirement shall be clearly shown and addressed on the shop drawings at time of submittal.

E. Provide zoning per code and per local jurisdictional requirements.

F. Provide annunciation per local jurisdictional requirements.

G. Provide smoke and thermal detection of elevator lobbies, machine rooms and shafts (for elevator recall and elevator power shut down) in accordance with NFPA 72 and ASME A17.1.

H. Provide magnetic door holders where indicated on plans. Door holders to be controlled by the fire alarm system.

I. All make up air units and roof top units greater than 2000 cfm shall have duct detection tied to the fire alarm system. Duct detectors shall have remote test and light stations and be rated for ambient conditions..

J. Smoke dampers shall be controlled per IBC, NFPA 90A and local jurisdiction.

K. Provide all 120V wiring for the fire alarm system including magnetic holds and fire/smoke dampers, remote power supplies, control panels etc. Not all of these circuits are shown on the drawings.

L. All strobes shall meet ADA requirements and be synchronized.

M. Provide and control outside horn/light.

N. Provide fire pump remote status and trouble indication per code and local jurisdiction.

O. Provide single station photoelectric smoke detectors in dwelling units per code. Detectors shall be wired in tandem and have battery back up. Provide single station detectors with strobes in accessible units. Refer to Architectural drawings for accessible unit locations.

P. Provide rescue assistance communications at all areas of refuge per IBC and local jurisdictional requirements.

Q. Provide capacity for future retail buildout. Provide battery, power supply, control panel capacity for retail buildout. No hardware associated with the FAS shall have to be added for retail buildout.

R. Locate fire alarm control panel, remote annunciator, graphics map per fire department.

S. Where required by local jurisdiction, provide a complete fire department radio amplification system with UPS back-up. Contact local jurisdiction for requirements. This system shall be indicated on the shop drawings. Type of system (radiating cable, internal multiple antenna etc.) to be approved by local jurisdiction).

1.3 STANDARDS

A. Except as modified by governing codes comply with the latest applicable provisions and recommendations of the following:
   1. The Fire alarm and Detection System must meet the requirements of local jurisdictions and governing bodies.
   2. NEC
   3. NFPA 72
   4. Americans with Disabilities Act, 1990.
   5. IBC
   6. IFC

1.4 SUBMITTALS

A. Engineered Fire Alarm System shop drawings shall be prepared.

B. With each fire alarm system shop drawings, the following is required. Submittals failing to meet this criteria will be returned without a review or acceptance.
   1. Prior to shop drawing submittal, the Contractor shall meet with the local fire department and ensure all fire alarm and detection requirements have been met. All drawings shall be reviewed and accepted by local jurisdiction prior to submittal. This shall be clearly indicated in writing.
   2. Include fully detailed floor plans including room names, a site specific one-line diagrams, device locations, conduit and wire routing, wire color coding,

quantities, connection details, schematics, battery calculations, and control functions.

3. Submit manufacturer's equipment details and installation instructions including back box requirements for each piece of equipment.
4. Submit specification cut sheets for all devices.
5. Submit copy of Kirkland Graphics Floor Plans indicating devices and zoning.
6. Include detailed listing and location of all 120V power requirements, loads and number of circuits required.
7. Clearly indicate fire department radio amplification system.
8. Wet Seal and Stamp of Colorado Professional Engineer responsible for the design on all drawings.
9. Indicate how all dwelling units shall be provided with the capability to support visible alarm notification appliances in accordance with ICC A117.1.
10. Include voltage drop calculations.
11. Indicate spare capacity for retail/commercial buildout.

1.5 QUALITY ASSURANCE

A. Equipment supplies shall have local representation and shall have been actively engaged in the manufacturing, installation and service of this equipment for a period of not less than 10 years.

B. The fire alarm system equipment components shall be manufactured in the United States by manufacturers currently engaged in the production of fire alarm system components.

C. Each and all items of the fire alarm system shall be listed as a product of a SINGLE fire alarm system manufacturer.

D. All equipment supplied shall be listed or approved by a Nationally recognized fire test laboratory such as UL.

1.6 OPERATION AND ADDITIONAL REQUIREMENTS

A. The system alarm operation subsequent to alarm activation of any manual station, automatic detection device or sprinkler flow switch shall be as follows. Provide and install all devices, circuiting, power (including 120V power) etc. to meet the following listed requirements.

1. The appropriate initiating device circuit alarm LED shall flash on the control panel until the alarm has been silenced at the control panel. Once silenced, this same alarm LED shall remain on. Any subsequent alarm from any initiating circuit shall flash the subsequent zone alarm LED on the control panel. Alarm LED's are to be red.
2. A pulsating alarm tone shall occur within the alarm panel until silenced.
3. All alarm indicating appliances shall sound according to local jurisdictional requirements until silenced by the alarm silence switch at the control panel or at the remote annunciator.
4. All doors normally held open such as at elevators shall close. Provide magnetic door holders, power, controls, wiring etc.
5. Required mechanical units are to shutdown.
6. Elevators shall be returned to ground floor or predetermined floor if ground floor elevator lobby zone has been initiated.
7. Any visual annunciating devices shall be separately circuited from audible devices. Visual devices are to flash upon initiation of alarm until panel is reset. Strobes shall be synchronized.
8. The activation of any tamper switch shall initiate a distinctive separate supervisory audible signal and initiate a "sprinkler tamper" yellow LED.

9. Alarm control panel shall be supervised via Class 1 central station connection. Provide 2 dedicated phone lines.
10. All initiation and annunciation circuits are to be supervised.
11. 'Trouble' LED's are to be yellow.
12. Fire alarm control panel shall have 80 character LCD display and shall display all events associated with the fire alarm condition including but not limited to: Walk test, smoke detector condition, alarm type and location, trouble type and location.
13. The fire alarm control panel is to have 20% spare capacity over and above future retail requirements. All cards shall be sized for this spare capacity.
14. The incoming power to the system shall be supervised so that any power failure must be audibly and visually indicated at the control panel. A green 'power on' LED shall be displayed continuously while incoming power is present.
15. The system batteries shall be supervised so that a low battery condition shall be audibly and visually indicated at the control panel.
16. The system shall have battery capacity for (24) hours of continuous operation and (15) minutes of alarm operation upon loss of normal power.
17. The fire alarm control panel is to have smoke detector diagnostic capability.
18. Smoke hatches shall be controlled at fire command center or as required by local jurisdiction.

PART 2 - PRODUCTS

2.1 APPROVED MANUFACTURER'S

A. All components are to be of same manufacturer.
1. Notifier
2. Simplex
3. Edwards

2.2 GENERAL

A. The fire alarm system shall be as shown on drawings, described herein and as required by local jurisdiction and shall include but not be limited to the following:
1. Control panel
2. Communications system
3. Manual stations
4. Addressable Photoelectric smoke detectors
5. Addressable Fixed temperature detectors
6. Addressable Rate of rise thermal detectors
7. Addressable Duct smoke detectors
8. Combination horn/speaker/strobes
9. Horn/strobes
10. Strobes
11. Batteries
12. Elevator control/status panels
13. Remote power supplies
14. Remote indicator lights and test stations
15. Graphics Maps by Kirkland
16. Magnetic door holders
17. Fire horns and/or speakers and strobes in apartment units.
18. Strobes in ADA units.
19. Local smoke detectors in units.
20. Fire pump remote status and trouble conditions.
21. Rescue assistance communications.
22. Central Station Communication.
23. Radio amplification system

PART 3 - EXECUTION

3.1 INSTALLATION

A. Provide a complete and operable system meeting all local jurisdictional requirements.

B. All initiating and notification zoning shall be as defined by the local jurisdiction.

C. Install all components per manufacturer's recommendations and in locations defined by applicable codes. Meet all applicable codes. Detector spacing on non-continuous plane ceiling surfaces shall be adjusted according to code and local jurisdiction.

D. Devices and appliances shall be so located and mounted that accidental operation or failure will not be caused by vibration or jarring.

E. All systems shall test free of grounds.

F. Detectors shall not be located within 3 feet of air diffusers.

G. Detection devices are to be photoelectric unless otherwise noted.

H. Fire alarm and detection wiring shall be in conduit where: run in concrete, run underground, surface mounted, penetrating walls and floors, subject to physical damage or required by code.

I. Fire seal all rated penetrations.

J. Corridor detectors to line up with light fixtures.

3.2 TESTING AND CERTIFICATION

A. Provide testing and certification per NFPA, IFC and local requirements.

3.3 RECORD DRAWINGS

A. Provide asbuilt autocad record drawings at the end of the project.

3.4 WARRANTY

A. Upon completion, the system shall be checked by manufacturer's representative for proper operation. The manufacturer shall warrant all equipment free from mechanical and electrical defects for a period of one year from date of completed installation. The contractor shall warrant all wiring free from mechanical and electrical defects for a period of one year.

END OF SECTION